



**Columbia County Planning Commission
Proposed Agenda for February 15, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Planning Commissioners:

Vice Chairman Mark Moody – Countywide

James Van Meter – District 1

Emory Holloway – District 3

Chairman Marty Jackson – District 2

Ryan Cato – District 4

- A. CALL TO ORDER Chairman Jackson
- B. INVOCATION Chairman Jackson
- C. PLEDGE OF ALLEGIANCE Chairman Jackson
- D. ROLL CALL / QUORUM Chairman Jackson
- E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING Chairman Jackson
 - 1. (E1) February 1st, 2024
- F. APPROVAL OF THE AGENDA Chairman Jackson
- G. PRESENTATION Chairman Jackson
- H. DEBATE AGENDA Chairman Jackson
 - 1. Unfinished Business
 - a. (H1a) **RZ23-12-07**, Rezoning R-A (Residential Agricultural) to S-1 (Special), 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Will Butler. **Postponed from 01.18.2024**
 - b. (H1b) **VA23-12-08**, Variance to Section 18-308 *Height of telecommunications tower(s)*, 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural). Commission District 3. Staff Assignment Will Butler. **Postponed from 01.18.2024.**
 - c. (H1c) **RZ24-01-08**, Major PUD (Planned Unit Development) Revision, 501 Oxbow Drive, Tax Map 061 Parcel 2116, 1.06 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 3. Staff Assignment Nayna Mistry. **Postponed from 01.18.2024.**
 - 2. New Business
 - a. Preliminary Plat
 - 1. (H2a1) **Hanover Place**, 35 lots, Off Evans to Locks Road, Tax Map 078 Parcels 1000, 1015, 1016, 1013, & 1018, 7.15 +/- acres and currently zoned PRD (Planned Residential Development). Commission District 1. Staff Assignment Danielle Montgomery.
 - 2. (H2a2) **Timber Creek**, 50 lots, Off Mullikin Road, Tax Map 077 Parcel 050B, 60.77 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 1. Staff Assignment Danielle Montgomery.

b. Final Plat

1. (H2b1) **Five Oaks Farm**, 10 lots, Off Mistletoe Road, Tax Map 002 Parcels 014, 014A, 015, 016, & 017, 126.8 +/- acres, and currently zoned R-4 (Recreational Residential). Commission District 3. Staff Assignment Danielle Montgomery.
2. (H2b2) **Wrights Farm Section 3**, 80 lots, Off Wrightsboro Road, Tax Map 069 Parcel 097C & Tax Map 075 Parcel 098, 29.75 +/- acres and currently zoned PUD (Planned Unit Development). Commission District 2. Staff Assignment Danielle Montgomery.
3. (H2b3) **R Lewis Construction LLC**, 5 lots, Off Day Road, Tax Map 078 Parcels 055 & 056, 6.55 +/- acres and currently zoned R-1 (Single Family Residential). Commission District 2. Staff Assignment Danielle Montgomery.

c. Public Hearing

1. (H2c1) **Temporary Use Authorization**, 6147 Kiokee Drive, Tax Map 041A Parcel 026, 2.70 +/- acres and currently zoned R-A (Residential Agricultural). Commission District 4. Staff Assignment Dylan Douglas.
2. (H2c2) **RZ24-02-01**, Major S-1 (Special) Revision, 3432 Gordon Highway, Tax Map 054 Parcel 099C, 0.99 +/- acres and currently zoned S-1 (Special). Commission District 4. Staff Assignment Danielle Montgomery.
3. (H2c3) **RZ24-02-02**, Rezoning from R-2 (Single-Family Residential) to S-1 (Special), 4687 Columbia Road, Tax Map 073 Parcel 066, 163.1 +/- acres and currently zoned R-2 (Single-Family Residential). Commission District 2. Staff Assignment Dylan Douglas.

d. Text Amendments

e. Items Added (which need immediate action)

I. LEGAL MATTERS	County Attorney Driver
J. STAFF AND COMMISSIONER COMMENTS	Chairman Jackson
K. PUBLIC COMMENTS AND PARTICIPATION	Chairman Jackson

The next scheduled Planning Commission meeting is Thursday, March 7th, 2024 at 6:00 p.m. in the Auditorium of Building A at the Evans Government Center.